

THIS INSTRUMENT WAS PREPARED  
BY STEVEN W. REEVES  
REGISTERED LAND SURVEYOR-INDIANA #20400005  
8901 OTIS AVENUE  
INDIANAPOLIS, INDIANA 46216-1037  
TELEPHONE (317) 826-7100

# FINAL PLAT FOR HERITAGE SECTION 7

IN THE CITY OF FRANKLIN, JOHNSON COUNTY, INDIANA  
PART OF THE N.W. 1/4 SEC. 12-T12N-R4E AND  
PART OF THE S.W. 1/4 OF THE S.W. 1/4 SEC. 1-T12N-R4E

## LEGEND

○ - INDICATES STREET CENTERLINE MONUMENTATION - SEE NOTE THIS SHEET  
● - INDICATES 5/8" REBAR W/YELLOW CAP STAMPED "SCHNEIDER FIRM #0001" - SEE NOTE THIS SHEET  
REBAR - SEE NOTE  
DU&SE - DRAINAGE UTILITY AND SEWER EASEMENT  
LE - LANDSCAPE EASEMENT  
BL - BUILDING LINE  
GBL - GARAGE BUILDING LINE  
SF - SQUARE FOOTAGE  
R/W - RIGHT-OF-WAY  
(0000) - INDICATES LOT ADDRESS

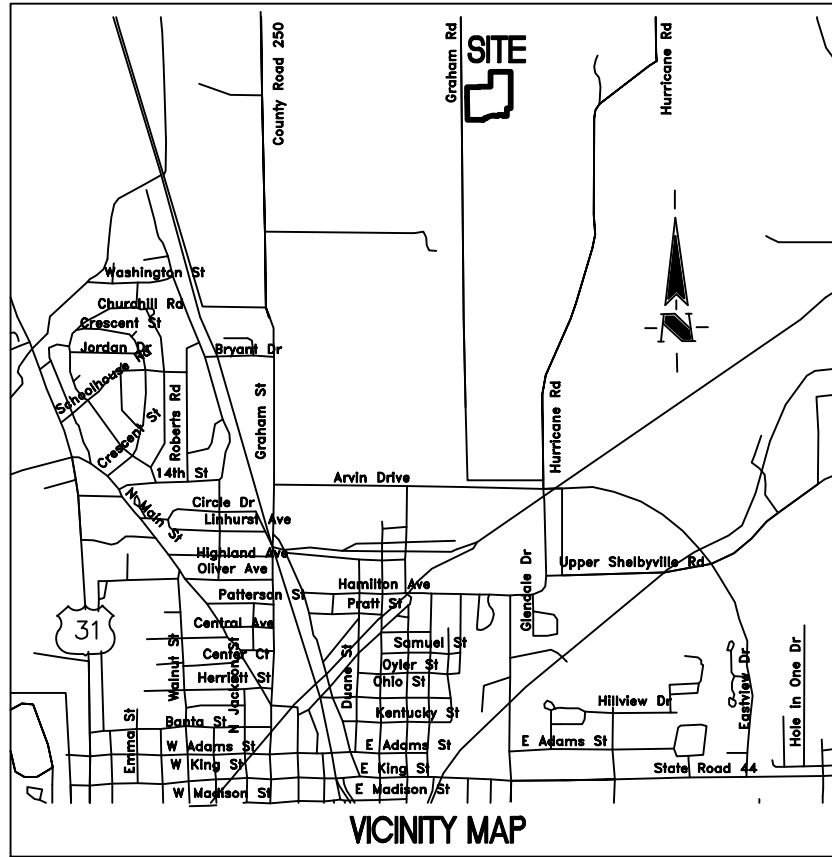
## NOTE

SUBDIVISION MONUMENTS ARE REQUIRED PER TITLE 865  
(STATE BOARD OF REGISTRATION FOR LAND SURVEYORS)  
IAC 1-12-18.

STREET CENTERLINE MONUMENTS SHALL BE 5/8" DIA.  
SHAFT ALUMINUM ROD W/ 1/4" DIA. CAP (W/MAGNET)  
STAMPED "SCHNEIDER FIRM NO. 0001" SET AT LEAST 1"  
BELOW FINISHED GRADE.

LOT CORNER AND PERIMETER MONUMENTS SHALL BE 5/8"  
X 30" METAL ROD W/CAP STAMPED "SCHNEIDER FIRM  
#0001".

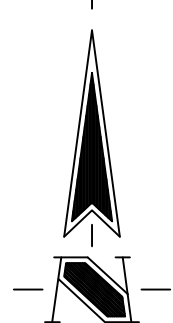
UNLESS OTHERWISE REQUIRED BY LOCAL ORDINANCE, THE  
INSTALLATION OF AFOREMENTIONED MONUMENTS MAY BE  
DELAYED FOR UP TO TWO YEARS FROM RECORDATION OF  
THE PLAT PER STANDARDS AS SET FORTH IN TITLE 865  
IAC 1-12-18 SUBSECTION (b)(1)(2).



CURVE DATA				
CURVE	RADIUS	LENGTH	CHORD	DELTA
C-1	175.00'	122.88'	120.37'	S20°06'57"E 401°3'53"
C-2	200.00'	140.43'	137.57'	S20°06'57"E 401°3'53"
C-3	225.00'	151.56'	148.71'	S19°17'51"E 38°35'42"

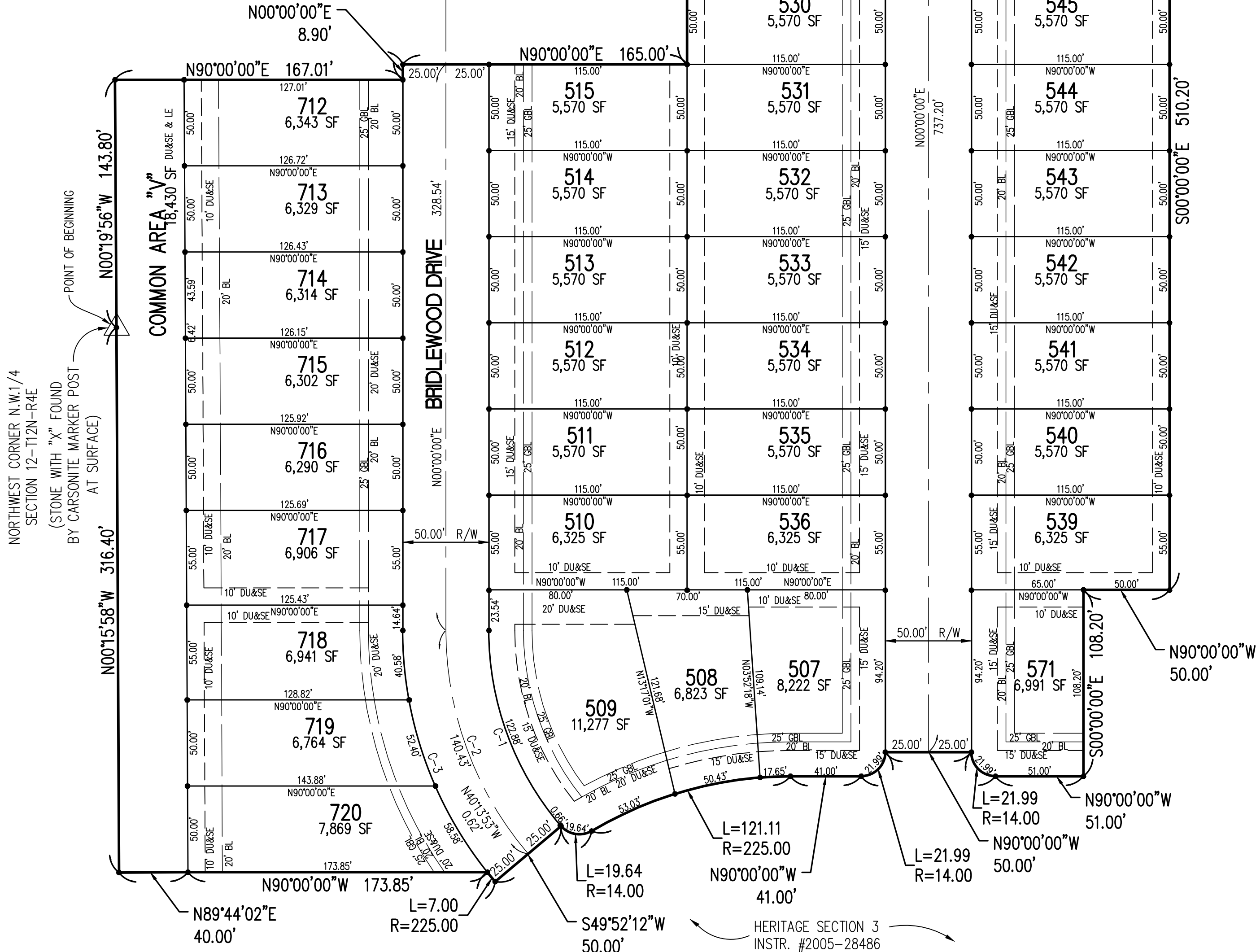


SURVEYOR  
THE SCHNEIDER CORPORATION  
HISTORIC FORT HARRISON  
8901 OTIS AVENUE  
INDIANAPOLIS, INDIANA 46216  
(317) 826-7100



(ASSUMED NORTH)  
SCALE 1"= 50'

FOR LAND DESCRIPTION SEE SHEET 2 OF 2



SHEET 1 OF 2

J08 #4569.700 T:\4K\4569\700\dwgs\4569700\_BS.dwg 08/13/15 BDP

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## SURVEYOR'S CERTIFICATE LAND DESCRIPTION

Part of the Northwest Quarter of Section 12 and part of the Southwest Quarter of the Southwest Quarter of Section 1, both being in Township 12 North, Range 4 East of the Second Principal Meridian, in Johnson County, Indiana, being more particularly described as follows:

**BEGINNING** at the Southwest Corner of the Southwest Quarter of the Southwest Quarter of said Section 1; thence North 00 degrees 19 minutes 56 seconds West (plot bearing, Heritage Section 3 recorded in Plat Book D, Pages 603A through F, Instrument No. 2005-28486 in the Office of the Recorder of Johnson County, Indiana) along the West Line of said Section 1 a distance of 143.80 feet; thence North 90 degrees 00 minutes 00 seconds East 167.01 feet; thence North 00 degrees 00 minutes 00 seconds East 8.90 feet; thence North 90 degrees 00 minutes 00 seconds East 165.00 feet; thence North 00 degrees 00 minutes 00 seconds East 205.00 feet; thence North 90 degrees 00 minutes 00 seconds East 280.00 feet; thence South 00 degrees 00 minutes 00 seconds East 510.00 feet; thence North 90 degrees 00 minutes 00 seconds West 50.00 feet; thence South 00 degrees 00 minutes 00 seconds East 108.20 feet to a north line of aforesaid Heritage Section 3; thence the next eleven (11) courses are along the northerly lines of said Heritage Section 3, (1) North 90 degrees 00 minutes 00 seconds West 51.00 feet to a point on a curve having a radius of 14.00 feet, the radius point of which bears North 00 degrees 00 minutes 00 seconds East; (2) thence along said curve northwesterly an arc distance of 21.99 feet to a point which bears North 90 degrees 00 minutes 00 seconds West from said radius point; (3) thence North 90 degrees 00 minutes 00 seconds West 50.00 feet to a point on a non-tangent curve to the right having a radius of 14.00 feet, the radius point of which bears North 90 degrees 00 minutes 00 seconds West; (4) thence along said curve southwesterly an arc distance of 21.99 feet to a point which bears South 00 degrees 00 minutes 00 seconds East from said radius point; (5) thence North 90 degrees 00 minutes 00 seconds West 41.00 feet to a point on a curve having a radius of 225.00 feet, the radius point of which bears South 00 degrees 00 minutes 00 seconds East; (6) thence along said curve westerly an arc distance of 121.11 feet to a point which bears North 90 degrees 00 minutes 24 seconds West from said radius point; (7) thence in a westerly direction with a reverse tangent curve turning to the right with a radius of 14.00 feet, having a chord bearing of North 80 degrees 38 minutes 38 seconds West and a chord distance of 18.07, having a central angle of 80 degrees 23 minutes 31 seconds and an arc length of 19.64 to a point; (8) thence South 49 degrees 52 minutes 12 seconds West 50.00 feet to a point on a non-tangent curve to the left having a radius of 225.00 feet, the radius point of which bears North 49 degrees 37 minutes 22 seconds East; (9) thence along said curve northwesterly an arc distance of 7.00 feet to a point which bears South 51 degrees 24 minutes 18 seconds West from said radius point; (10) thence North 90 degrees 00 minutes 00 seconds West 173.85 feet; (11) thence South 89 degrees 44 minutes 02 seconds West 40.00 feet to the West Line of aforesaid Section 12; thence North 00 degrees 15 minutes 58 seconds West 316.40 feet along said West Line to the POINT OF BEGINNING, **Containing 7.297 acres**, more or less.

THIS SUBDIVISION CONSISTS OF **39 LOTS, NUMBERED 507 THROUGH 515, 527 THROUGH 536, 539 THROUGH 548, 517, 712 THROUGH 720**, AND COMMON AREAS "V", TOGETHER WITH STREETS AND EASEMENTS AS SHOWN HEREON.

THE SIZE OF LOTS AND COMMON AREAS AND WIDTHS OF STREETS AND EASEMENTS ARE SHOWN IN FIGURES DENOTING FEET AND DECIMAL PARTS THEREOF.

CROSS-REFERENCE IS HEREBY MADE TO SURVEY PLAT RECORDED AS INSTRUMENT NUMBER 2003-040139, FILE "M", PAGE 31 IN THE OFFICE OF THE RECORDER OF JOHNSON COUNTY, INDIANA.

I, THE UNDERSIGNED, HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, LICENSED IN COMPLIANCE WITH THE LAWS OF THE STATE OF INDIANA AND THAT THE WITHIN PLAT REPRESENTS A SUBDIVISION OF THE LANDS SURVEYED WITHIN THE CROSS-REFERENCED SURVEY PLAT, AND THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THERE HAS BEEN NO CHANGE FROM THE MATTERS OF SURVEY REVEALED BY THE CROSS-REFERENCED SURVEY ON ANY LINES THAT ARE COMMON WITH THE NEW SUBDIVISION. I FURTHER CERTIFY THAT THE SAID SUBDIVISION WAS PLATTED UNDER MY DIRECT SUPERVISION AND CONTROL AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I FURTHER CERTIFY THAT THIS PLAT REPRESENTS A SURVEY COMPLETED BY ME ON DECEMBER 2, 2014; THAT THE COMPUTED ERROR OF CLOSURE OF THE BOUNDARY SURVEY IS NOT MORE THAN ONE (1) FOOT IN TEN THOUSAND (10,000) FEET; AND THIS PLAT COMPLIES WITH THE PROVISIONS OF THE SUBDIVISION ORDINANCE.

Given my hand and seal at Indianapolis, Indiana this \_\_\_\_\_ day of \_\_\_\_\_, 201\_\_.

STEVEN W. REEVES  
REGISTERED LAND SURVEYOR  
INDIANA #20400005

Witness my hand and seal this \_\_\_\_\_ day of \_\_\_\_\_, 201\_\_.

STATE OF INDIANA }  
COUNTY OF MARION }

Before me, the undersigned Notary Public, personally appeared Steven W. Reeves, and acknowledge execution of the foregoing instrument as his/her voluntary act and deed, for the purpose expressed herein.

Witness my hand and seal this \_\_\_\_\_ day of \_\_\_\_\_, 201\_\_.

Notary Public (Notary name - typed or printed)

My commission expires: \_\_\_\_\_ County of residence \_\_\_\_\_

## REDACTION STATEMENT

I affirm, under penalties for perjury, that I have taken reasonable care to redact each Social Security Number in this document, unless required by law. Steven W. Reeves

SOURCE OF TITLE:  
Instrument No. \_\_\_\_\_

## DEDICATION CERTIFICATE

I, the Undersigned, as President of BEVO, LLC, the owner of the real estate shown and described herein, do hereby lay off, plat and subdivide said real estate in accordance with the herein plat.

This subdivision shall be known and designated as "HERITAGE SECTION 7", an addition to the City of Franklin, Johnson County, State of Indiana.

All streets and public open spaces shown and not heretofore dedicated are hereby dedicated to the public.

Front and side yard building setback lines are hereby established as shown on this plat, between which lines and the property lines of the street there shall be erected or maintained no building or structure.

## DEDICATION CERTIFICATE (CONTINUED)

EASEMENTS - Easements for installation and maintenance of utilities and drainage facilities are reserved as shown on the recorded plat. Within these easements, no structure, planting or other material shall be placed or permitted to remain which may damage or interfere with the installation and maintenance of utilities or which may change the direction of flow of drainage channels in the easements or which may obstruct or retard the flow of water through drainage channels in the easements. The easement area of each lot and all improvements therein shall be maintained continuously by the owner of the lot, except for those improvements for which a public authority is responsible.

The street trees and sidewalks along the frontage of each individual lot shall be installed as part of the construction phase of the home on each individual lot.

The foregoing Real Estate is subject to the provisions of the zoning commitments for the Brookhaven Residential PUD annexation, referenced in Exhibit "B" within Ordinance Number: 2003-02, Recorded as Instrument Number 2003-019859 in the Office of the Recorder of Johnson County.

The foregoing Real Estate is subject to the provisions of the Declaration of Covenants, Conditions and Restrictions for Heritage Subdivision, Instrument Number 2003-044211, and also subject to the provisions of the First Amendment to the Declaration of Covenants, Conditions and Restrictions for Heritage Subdivision, Instrument Number 2004-005906 in the Office of the Recorder of Johnson County, Indiana.

Witness my hand and seal this \_\_\_\_\_ day of \_\_\_\_\_, 201\_\_.

Owner: BEVO, LLC.

By: \_\_\_\_\_  
Curtis A. Rector, President

STATE OF INDIANA }  
COUNTY OF \_\_\_\_\_ }

Before me, the undersigned Notary Public, personally appeared Curtis A. Rector, President of BEVO, LLC and each separately and severally acknowledge execution of the foregoing instrument as his/her voluntary act and deed, for the purpose expressed herein.

Witness my hand and seal this \_\_\_\_\_ day of \_\_\_\_\_, 201\_\_.

Notary Public

(Notary name - typed or printed)

My commission expires: \_\_\_\_\_

County of residence \_\_\_\_\_

## CERTIFICATE OF APPROVAL

Under authority provided by Chapter 138, Acts 1957, enacted by the General Assembly of the State of Indiana, and all acts supplemental and amendatory thereof, this plat was given primary approval by a majority of the members of the City of Franklin Plan Commission as provided for in Section 3.3 of the Subdivision Control Ordinance for the City of Franklin at a meeting held on the 22nd day of July, 2003.

CITY OF FRANKLIN PLAN COMMISSION

BY: \_\_\_\_\_  
Chairman

ATTEST: \_\_\_\_\_

Secretary

This plat is recommended for approval by the Franklin Plan Commission:

\_\_\_\_\_, Senior Planner

\_\_\_\_\_, City Engineer

BE IT RESOLVED by the Board of Public Works and Safety, City of Franklin, Johnson County, Indiana, that the dedications shown on this plat are hereby approved and accepted this \_\_\_\_\_ day of \_\_\_\_\_, 201\_\_.

\_\_\_\_\_, Mayor \_\_\_\_\_, Member \_\_\_\_\_, Member

ATTEST: \_\_\_\_\_

\_\_\_\_\_, Clerk-Treasurer

## RECORDING DATA

ENTERED FOR TAXATION this \_\_\_\_\_ day of \_\_\_\_\_

No. \_\_\_\_\_ RECEIVED FOR RECORD this \_\_\_\_\_ day of \_\_\_\_\_ at \_\_\_\_\_ and recorded in Plat Book \_\_\_\_\_ Page \_\_\_\_\_

\_\_\_\_\_, County Auditor

\_\_\_\_\_, County Recorder

\_\_\_\_\_, County Assessor

SHEET 2 OF 2

J08 #4569.700 T:\4K\4569\700\dwgs\4569700\_BS.dwg 08/13/15 BDP